

2. Call to Order

Rachel Block, with Grand Teton Property Management, called the meeting to order.

3. Determination of Quorum

With 131 votes present in person or by proxy, it was determined there was a quorum.

4. Reading and Approval of 2012 Annual Meeting Minutes

Karen moved to approve the 2012 minutes as written. The motion was seconded by Robyne. Vote: all in favor.

5. Review of the 2012 Income and Expenses

Rachel reviewed the 2012 Actuals with the members present pointing out that the total operating income was \$145,483; the total operating expenses were \$174,534 amounting to a net loss of <\$29,051>. She explained that there are reasons for the HOA having a net loss for 2012, due to the interior painting (which the funds were transferred from the maintenance reserve account), installation of a new lift station for the pumps, bike racks and the new handicap access. She stated that the operating account balance was \$11,724 and the maintenance reserve account balance was \$87,000 as of 3/13/13. See attached financials.

6. Review of the 2013 Proposed Budget

Rachel presented the 2013 proposed budget and stated that the Board and GTPM were not recommending a change in dues but that the HOA should prepare for an increase in the next year to keep up with operating expenses. Scott moved to approve the 2013 budget as proposed. The motion was seconded by Lisa. Vote: All in favor.

7. Old Business

a. Bike path access

The installation of the handicap access to the bike path was installed in 2012.

b. Interior painting

The interior painting was completed in 2012.

c. Sweeping/Striping of the parking garage

The sweeping and striping of the parking garage was completed in 2012.

d. Clean up of parking garage

The continuous problem of people storing items in their parking spots is an ongoing struggle for GTPM. Letters have been sent and fines have been assessed to anyone not following the rules. GTPM will continue to fine all units that are not in compliance.

8. New Business

a. Exterior staining

The HOA is planning on staining the exterior of the buildings in 2014.

b. Election of Directors

Karen moved to nominate Jeanie Staehr and Chuck McCarthy to serve on the Board. The motion was seconded by Lisa. Vote: All in favor.

These are the board of directors and the end of their terms:

Todd Seeton- term expires in 2013
Jenna Child – term expires in 2013
Dan Marino – term expires in 2014
Karen Brennan- term expires in 2014
Jeanie Staehr- term expires in 2015
Chuck McCarthy – term expires in 2015

9. Other

- Tina reminded all owners that all residents must refrain from parking in the Eagle Village Professional parking lot next door.
- Tina stated that she is working on getting the Inner Forest parking spot cleaned up as well as the trailer removed from the parking lot.
- Lisa stated that there is a sprinkler head by the lower parking garage access that is broken. This will be repaired in the spring.
- Rachel stated that she spoke with the owner who has the VW van in the lower parking garage. He stated that he was working on getting it removed. Rachel will commence fines if not moved.
- There have been issues with dogs peeing in the stairwells and the owners are not cleaning up after them. Rachel will send a letter to all residents regarding this issue. Owners should be aware that their renters (and their dogs) are their responsibility.
- The members requested that more mulch be added into the garden beds.
- Rachel will look into options for carpet cleaning. The members were hopeful that the HOA can find an option that will extend the life of the carpet. If it continues to develop stains (that won't go away) the HOA will need to plan on future carpet replacement.

10. Adjournment

With no further discussion, the meeting was adjourned.

Respectfully submitted,
Rachel Block
Grand Teton Property Management

